

**JAMUL DULZURA
COMMUNITY PLANNING GROUP**

**July 8, 2008 Draft Minutes
(To be approved July 22, 2008)**

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San Diego County
DEPT. OF PLANNING & LAND USE

1. **Call to Order:** Linda Ivy Vice- Chair called the meeting to order at 7:32 p.m.
2. **Roll Call: Present:** Dan Neirinckx, Dan Kjonggaard, Martin Muschinske, Linda Ivy, Steve Wragg Janet Mulder, James Talbot and Wythe Davis.
Excused: Judy Bohlen, Frank Hewitt, Randy White, Richard Wright, Janice Grace, and Krishna Toolsie

Absent: Earl Katzer,
3. **Motion to approve the Minutes for June 24 and Agenda for July 8. Motion passed unanimously after some discussion.**
4. **OPEN FORUM - Opportunity for public to speak - limit 3 minutes**
 - a. **Linda Ivy asked Dan Neirinckx to share the outcome of the meeting at Dianne Jacob's office, July 1 to discuss the site of the assumed new sub-station.** SDG&E sent the wrong people and will re-schedule the meeting. Janet and Roberto Salazar went to the Recorder and Assessor's Offices and found that in 2006 3.75 acres on Maxfield Road at Proctor Valley was sold to SDG&E for approximately \$1 million dollars.
 - b. **Ray Deitchman, Maxfield Road, voiced concern that the SDG&E had not gone through the planning process and asked when they were going to meet with the community regarding this project. His concerns also included what the power lines are going to look like and where the electricity going – whom is it going to serve?**
 - c. **James Talbot recommended that we say the Pledge of Allegiance before each meeting. Dan will put the item on the agenda for the next meeting.**
5. **TPM 2108 RPL 1- Maxfield/Proctor Valley – Joshua Allen – Wythe Davis – showed us the replacement map and reminded us that we had first looked at the project in January.** The neighbors had concerns regarding fire access and that has been alleviated through a hammerhead driveway, which provides a turnaround. The other concern was that Melody Road was a dirt road and the owner plans to pave it. Other properties surrounding it have failed perc tests and the neighbors wanted him to do an additional perc test. It will be up to the health department as to whether or not he needs to do an additional perc test in order to be approved. The fourth item had to do with drainage, but the owner does not propose any remedy because the slope is so minor he feels it would not be a problem. **Jim McMurren, Maxfield Road,** neighbor had proposed to do a similar lot split and did not have a current perc, and it was not approved as it did not perc, therefore he questioned why **Josh Allen** did not have to do a new perc on his property. **Dan Neirinckx** stated that typically that the County will accept the perc test on a property if the lot split is not large. **Steve Wragg** asked if they had gone to the County and was told yes, and **Josh Allen** stated that he has two perc tests done on the property; one done 20 years ago and the other 15 years ago. He

has been told that the latter perc test was sufficient. **Dan Kjonogaard** said that the Planning Group could voice a concern for the neighbors regarding the perc tests. **Wythe Davis** stated that the new planner did not have any notation regarding any new requirements. **Josh Allen** stated that he did a storm water management plan when he built his house. **Dan Kjonogaard** asked **Ray Deitchman** how the water drains onto his property and he stated that the water drains onto his property where he is building a garage on the high corner of his lot and he is concerned regarding drainage and has asked **Josh Allen** to build a swale. **Steve Wragg** asked if that would divert the drainage and **Josh Allen** said only about twenty feet and he would assure it would not damage his neighbors. **Dan Kjonogaard** suggested that when the property is sold, that Mr. Allen would not have any control over what happens. **Wythe Davis moved that we recommend approval of this project recognizing that the neighbor's have concerns regarding the possible necessity of an additional perc test on the new parcel and possible drainage problems to the east of the subject property. Motion carried unanimously.**

6. **Jamul Indian Village Casino Status Report and Recommendations – Dan Neirinckx voiced our sympathies in the deaths of Chairman Bill Mesa and his daughter in law.** A meeting will be held at Caltrans on Thursday, July 11, to discuss Otay Water District's line and the SR-94 ROW questions. Steve Wragg and Janet Mulder will represent the Planning Group.
7. **AD08-023 1849 Mother Grundy Truck Trail – Hackney – Oversized Building** **Marty Muschinske** said that he has seen the building and has no problem with it. They plan to board their own horses there with no plans to have a commercial building which was the concern of the neighbors at the last meeting. They are replacing three outbuildings that burned in the Harris Fire with a single building, which explains why it is oversized. **Dan Kjonogaard** asked how far off the property line the building is planned, and was told by **Mrs. Hackney** that it would go as close to their property line as the County. **Dan Kjonogaard** said that he would want to see a plot plan for the location of the oversized building. **James Talbot** reminded us that a concern was regarding drainage going into the neighbor's pond, as well as the possibility of a commercial venture. **Dale Hackney** showed a photo of the property before the fire. **Marty Muschinske moved we recommend approval of the oversized structure conditioned upon our approval of the plot plan showing location of said oversized structure. Motion carried unanimously.**
8. **P08-009 – Jamul Water Tank AT&T cell site – Bear Mountain – Judy Bohlen – postponed until next meeting.**
9. **P05-016 – Sycamore Canyon – Sprint Nextel – Linda Ivy** - This has come before us before and we have voiced our concerns to DPLU in a letter dated April 1, 2008 and we have had community concerns and it received a negative dec but has not been heard by the Planning Commission nor BOS. Linda recommended that the community members go to the Planning Commission and talk to Dianne Jacob regarding their concerns, which included the noise and the use of their private road which is controlled by CC&Rs. Our letter to the Planner, Mary Tondro, voiced concerns regarding "the use of the existing private road easement which is shared with other residential property owners and the closeness, approximately 40 yards, of other proposed 'equipment shelter' to an adjacent residential home is not acceptable. We

also conducted a site visit and noted that other nearby sites have good potential for locating this facility." **Dan Neirinckx** stated that he would resend the previous letter to the planner, **Mary Tondro**.

10. **TPM21060 – Hamilton Replacement 2 Lyons Valley Road. Marty Muschinske – continued until next meeting.**
11. **TPM2112-2 Scoping Letter – Henning – Proctor Valley Road – Steve Wragg – continue this project until the applicant requests a new time.**
12. **P05-022 – Sprint on Engineer Springs – Swift – Arnoldo – Dan Neirinckx** stated that their new plot plan addresses our requests including noise direction, which is away from the neighbors. They have a mitigation bank of 0.13 for Chaparral. And paying a TIF for the two trips per month. No need for comments as they addressed our concerns.
13. **Notice of Public Availability – CA Fish and Game – Planning agreement for the Natural Community Conservation Planning Act. Dan Neirinckx & Linda Ivy** asked for more time, so it was postponed until next meeting in order to get more information. **Marty Muschinske** stated that he would like to look at the MSCP and compare it with this habitat-based program to see if it really does improve the current situation. **Linda Ivy** will send the URL to Janet to attach to these minutes for review by any interested parties. Here is the link to the Natural Community Conservation Planning Act <http://www.dfg.ca.gov/habcon/nccp/displaycode.htm> It will be on the agenda for the next meeting with time for public comment.
14. **Right of Way Abandonment near Via Mirabella – Steve Wragg – asked to have it postponed until the next meeting.**

15. JDCPG OFFICER'S ANNOUNCEMENTS AND REPORTS

- a. **Dan Neirinckx** passed out the General Plan Update the Draft Conservation Subdivision Program and asked us all to review and come to future meetings prepared to discuss it. He suggested that it would change the community character and in fact the look of an area. It is a clustering idea that may need to be looked at regarding approval of the General Plan. **Marty Muschinske** stated that he is concerned with SANDAG's proposal, which seems to propose higher density in Jamul, which might change the character of our area. He will bring in the report to share at the next meeting.
- b. **Dan Neirinckx** announced that the next General Plan Update meeting will be July 26 and the August meeting would be a training meeting to have Community Plans fit the new format.
- c. **Linda Ivy and Dan Neirinckx** will be meeting with Dianne Jacob tomorrow regarding Vista Sage and possible Caltrans help to make it safer.

Adjournment:

Dan adjourned the meeting at 9:09 pm reminding us that the next regular meeting is Tuesday, July 22, 2008 at 7:30 pm at Oak Grove Middle School Library.

Respectfully submitted,

Janet Mulder, Secretary